

# coyote valley VISION

The plan for Coyote Valley is to have a unique, vibrant, balanced community of at least 50,000 jobs and 25,000 housing units.

COMMUNITY OUTREACH BULLETIN

## Coyote Valley Specific Plan Moves Forward as Council Accepts Second Progress Report

**On January 25, 2005 the San José City Council accepted a progress report on a Land Use Plan Concept for Coyote Valley.**

The Progress Report included an updated infrastructure framework for the lake, restored Fisher Creek, parkway and transit system as well as a Land Use Plan Concept. This Land Use Plan Concept identified a variety of opportunities for new workplaces; mix of housing types, tenancies and prices; shopping; parks and recreation; schools and other community facilities such as childcare, healthcare, senior activities and places of worship.

Developed through a series of community workshops and meetings, focus groups, property owner, Technical Advisory Committee, and Task Force meetings, the Plan Concept is a work in progress. The Plan Concept is based on the best principles for a "new urban lifestyle" which fits into and respects the natural beauty of Coyote Valley. Its mixed-use neighborhoods are walkable, connected to transit and amenities within the community and to the surrounding environment.

Not only is the Plan Concept forward thinking, it is practical as well. The City Council has directed that the Coyote Valley Specific Plan be realistic and financially feasible for



## THE PLAN CONCEPT PROGRESSES ALONG

private development. The Progress Report also included an update of the estimated infrastructure costs and the financial feasibility of the Plan (see story on page 2).

The City Council accepted the Progress Report with direction for staff to return with information to begin the Environmental Impact Report process. Upcoming Task Force meetings would be devoted to refining the Plan Concept and developing the other elements of

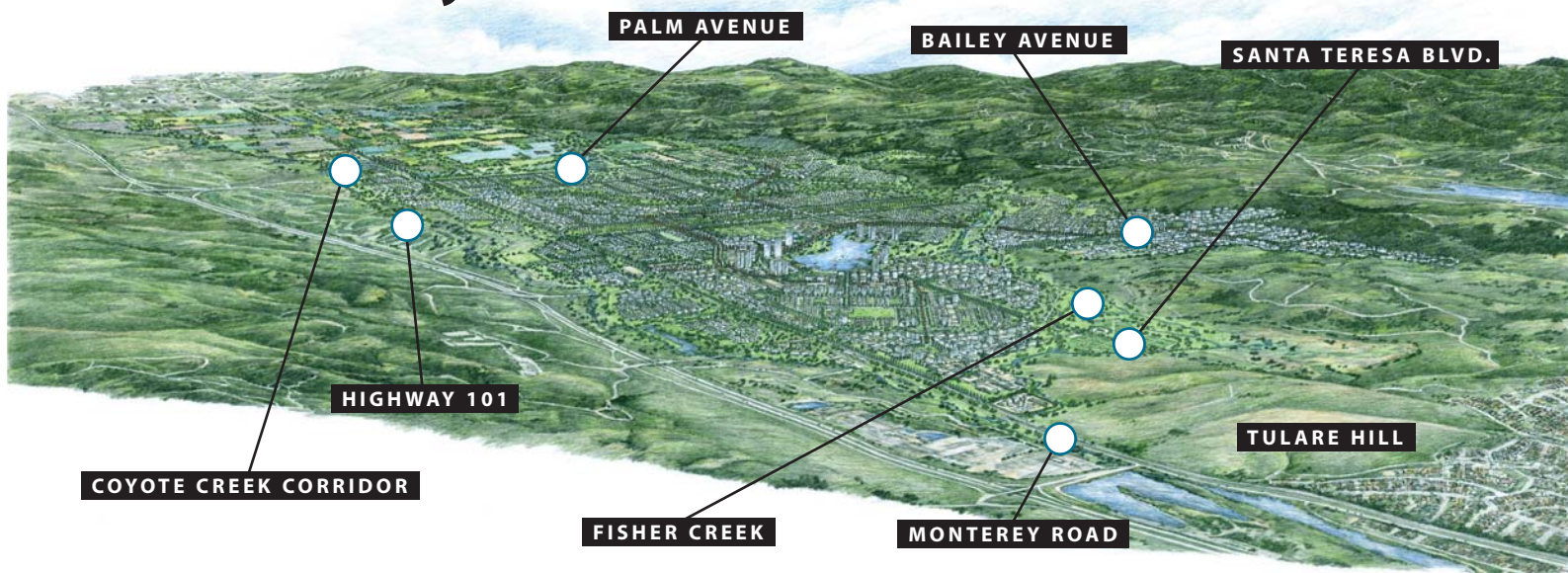
the Specific Plan. The infrastructure framework and associated land uses form the basis for the development of the Specific Plan, zoning regulations, design guidelines, financing strategy, and implementation plan and phasing schedule. An Environmental Impact Report (EIR) would be prepared for the entire Specific Plan package, with early consultation meetings held in March 2005. Community workshops and Task Force meetings will continue throughout 2005 and into 2006.



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# Paying Its Own Way: Coyote Valley's Preliminary Numbers are Considered



At Task Force, community and property owner meetings and at the City Council, much interest and concern has been raised about the financial feasibility of the Coyote Valley Specific Plan (CVSP) Concept. Specifically, City policy generally requires all new development to “pay its own way” and the proposed Coyote Valley development is no exception. The City Council in its Vision and Expected Outcomes for Coyote Valley tasked the CVSP with being “financially feasible for private development.” Early in the process, community members and policymakers cautioned that some exciting elements in the Plan Concept may be too costly. In the past few months, the preliminary costs for the necessary infrastructure have been developed (see chart) as well as an overall financial feasibility assessment for the Plan.

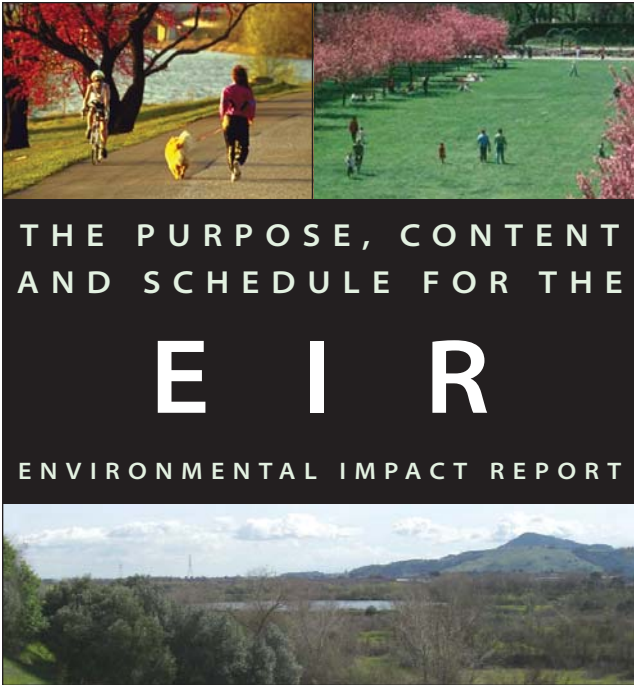
With the preliminary cost estimate, the team’s economist, Economic and Planning Systems (EPS) analyzed the financial feasibility of the Plan Concept on an overall basis. EPS found that the projected value of the Plan Concept’s new development (housing, business, etc.) is sufficient to cover the estimated infrastructure costs. Therefore, the Plan Concept is financially feasible based on the preliminary cost and value estimates. More detailed work will be done to develop specific phasing and financing programs needed to implement the Plan.

## SUMMARY OF PRELIMINARY INFRASTRUCTURE COSTS

Item	Estimated Project Funded Infrastructure Costs (total costs minus contribution from outside sources)
Transportation	\$ 447,815,000
Sewer System	30,440,000
Water System	82,205,000
Storm Drainage	142,970,000
Utilities	18,070,000
Coyote Valley Research Park	37,400,000
Parks and Schools	475,000,000
Public Facilities (police, fire and library)	25,000,000
Greenbelt Preservation	15,000,000
Public Land Acquisition (above dedications)	50,000,000
Public Financing Costs (includes reserve fund and transaction costs)	172,105,000
<b>TOTAL</b>	<b>\$ 1,496,005,000</b>

Full presentation of these materials are available on the Coyote Valley Specific Plan website at [www.sanjoseca.gov/coyotevalley/](http://www.sanjoseca.gov/coyotevalley/)





An EIR is an **informational** document that:

- Provides public agencies and the general public with detailed information about the potential effects a proposed project is likely to have on the physical environment;
- Lists ways in which the **significant** effects of a project might be minimized through **feasible** mitigation; and
- Proposes and analyzes **reasonable alternatives** to a project.

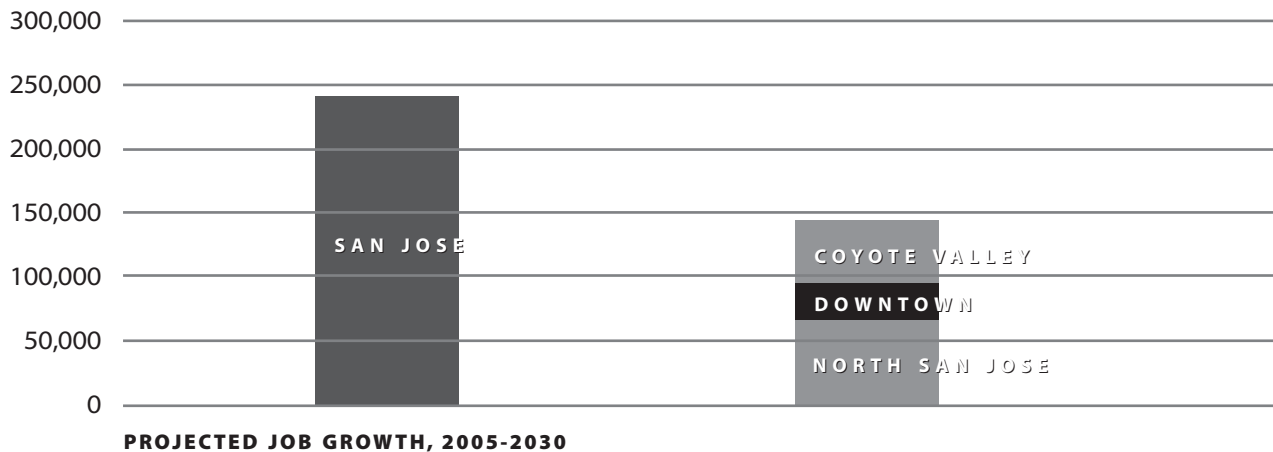
Required EIR Contents include:

- A Project Description
- Description of the Existing Physical Environmental Setting
- Analysis of Significant Environmental Impacts
- Discussion of Mitigation Measures
- Analysis of Project Alternatives
- Explanation of Growth Inducing Impacts
- Discussion of Significant Unavoidable Impacts

## FOR YOUR INFORMATION

### Coyote Valley Can Accommodate Only a Fraction of San José Jobs

Sources: ABAG; EPS



## QUESTION OF THE MONTH

What environmental issues or questions would you like to see addressed in the Environmental Impact Report?

### CONTACT US

For Questions regarding the Land Use Concept Plan Contact:

Mail: **Sal Yakubu**

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To provide input on the Environmental Impact Analysis contact:

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What environmental issues or questions would you like to see addressed in the Environmental Impact Report?

Please jot down your thoughts along with your name, address, etc., then return this postcard or fax to (408) 277-3250.

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# Logistics, Economics, and Coyote Valley



**James Musbach is a Principal with Economic & Planning Systems, a land economics consulting firm with offices in Berkeley and Sacramento, California.**

Mr. Musbach has over 20 years of experience as a consulting land economist, and has been involved in the planning and implementation of projects throughout the United States ranging from large-scale master plans and complex redevelopment projects to individual real estate projects and the formulation of land use policy. He has developed innovative approaches to market creation strategies and financing programs that can overcome the financial hurdles to successful development, and is a frequent writer and speaker on urban economic issues. As the lead economist for the Coyote Valley Specific Plan, Jim participated in the following interview:

***The Coyote Valley plan will require the building of lots of infrastructure, such as roads, sewer and water systems, and utilities, as well as the lake, parks, open space, and schools. How will these improvements be paid for?***

**JM:** All of the improvements, except those that already have identified funding sources, will be paid for out of the additional value that the plan creates in Coyote Valley itself. This value will be tapped through assessment districts and fees that are paid by property owners when they wish to proceed with development.

***What is the time frame for development of Coyote Valley?***

**JM:** Coyote Valley will become a new community within the City of San Jose as it develops over a long period of time. We expect that full development of the plan will take over 25 years. Employment uses could start right away if there is demand for them. Other uses could start as early as 2007.

***Where will the plan start and how will it be phased over time?***

**JM:** The plan will build off of existing infrastructure as much as possible, with early infrastructure connecting to Bailey Avenue, Monterey Road, Caltrain and a new connection to the Coyote Creek Golf Course Road out to Route 101. The plan has been designed with certain catalyst areas such as portions of the transit system, the lake, and components of the parks and trail system. The character building of the community will come from these catalyst areas and the opportunity sites for development will be staged off of them. Those opportunity sites could be built in the first phase.

***We've heard the term "phasing of the willing." What is meant by that?***

**JM:** There are over 260 property owners in Coyote Valley, many of whom are residents and long time owners who may not be ready to develop their properties for some time. The infrastructure will need to be developed in an orderly sequence. However, the financing program will be structured to allow as much flexibility as possible as to when particular property owners are ready to pay assessments and proceed with development of their property. A more descriptive term might be "financing by the willing."

***How will costs be allocated to individual property owners?***

**JM:** The costs born by each property will depend on the uses planned for that property. Uses that demand more infrastructure will generally pay a higher share, and higher value uses will carry a higher share of the costs.

***The City Council has said that the south Coyote Greenbelt should be permanently protected. How will this be accomplished?***

**JM:** The details of the Greenbelt program are still being worked out. Strategies that have worked elsewhere might apply here. For instance, in some successful programs, developers pay fees to create a fund that is managed by an open space authority. Those funds are used to purchase agricultural or open space easements from willing sellers as they become available. The authority also manages the open space to maximize its resource value.